



## **COMMUNITY DEVELOPMENT COMMISSION**

### **County of Los Angeles**

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**Gloria Molina**  
**Yvonne Brathwaite Burke**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Carlos Jackson**  
*Executive Director*

November 25, 2003

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 West Temple Street  
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**SALE OF REAL PROPERTY FOR THE DEVELOPMENT OF THE MARTIN LUTHER  
KING JR./CHARLES DREW MEDICAL CENTER OASIS CLINIC IN THE  
WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT AREA (2)  
(3 Vote)**

**IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES, AFTER THE PUBLIC HEARING:**

Return the following findings in accordance with Section 33445 of the California Health and Safety Code (the Code) that will permit the County of Los Angeles to purchase, for a cost of \$1.00, the vacant Community Development Commission-owned properties located at 11830 and 11832 South Holmes Avenue in unincorporated Los Angeles County, to provide for relocation and expansion of the Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic (Oasis Clinic): the project will benefit the Willowbrook Community Redevelopment Project Area (Project Area) by expanding the availability of HIV/AIDS health care services; there is no other reasonable means of financing the project other than by sale of the named properties at a subsidized cost; the project will reduce blight by removing two vacant properties from the Project Area; and the project is consistent with the Project Area Five-Year Implementation Plan.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE  
COMMUNITY DEVELOPMENT COMMISSION, AFTER THE PUBLIC HEARING:**

1. Acting in the role of Responsible Agency for the relocation and expansion of the Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic (Oasis Clinic), an HIV/AIDS health care facility, on the vacant Commission-owned properties located at 11830 and 11832 South Holmes Avenue in unincorporated Los Angeles County, certify that the Commission has independently considered and reached its own conclusions regarding the environmental effects of the project and the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMP) adopted by the County of Los Angeles, as Lead Agency, and determine that the IS/MND and MMP adequately address the environmental impacts of the project, and adopt by reference the County's environmental findings in connection with approval of the project.
2. Authorize the Executive Director to sell to the County of Los Angeles the Commission-owned subject properties, for the purchase price of \$1.00, to provide for relocation and expansion of the Oasis Clinic.
3. Authorize the Executive Director, following approval as to form by County Counsel, to sign all necessary documents to complete the transfer of the above properties to the County of Los Angeles.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The Oasis Clinic, operated by the Los Angeles County Department of Health Services (DHS), is the primary provider of HIV/AIDS care in Central Los Angeles County. It currently has insufficient space to meet existing and projected community needs, and relocation to a larger site is being proposed.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. The Commission will sell the properties to the County of Los Angeles for \$1.00.

The new Oasis Clinic will be constructed using \$500,000 from the DHS Office of AIDS Program and Policy, \$470,000 from the Second Supervisorial District Capital Projects

Discretionary Fund, and \$100,000 from the City of Los Angeles. On November 25, 2003, the Board approved an additional \$150,000 in excess bond proceeds for the Oasis Clinic project. The total cost for the project is estimated at \$1,220,000.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

DHS wishes to relocate the Oasis Clinic from 12021 South Wilmington Avenue to the vacant parcels located at 11830 and 11832 South Holmes Avenue. The new site is .35 acres in combined area and is identified in Attachment 1. The property at 11830 South Holmes was purchased in 1987 for \$61,444 and the property at 11832 South Holmes was purchased in 1989 for \$66,962. Both properties were purchased using Community Development Block Grant funds.

When DHS initially approached the Commission on the Oasis Clinic project, the Commission notified DHS of an existing Exclusive Right to Negotiate (ERN) between the Commission and the Los Angeles Eye Institute (LAEI), a California non-profit organization, for the development of the Commission-owned properties at 11830 and 11832 South Holmes Avenue, as well as adjacent properties bounded by Wilmington Avenue, Holmes Avenue, 118<sup>th</sup> and 120<sup>th</sup> Streets.

On May 1, 2002, DHS submitted a formal proposal to LAEI requesting that the Commission-owned properties at 11830 and 11832 South Holmes Avenue be removed from the ERN to accommodate the proposed Oasis Clinic. On October 14, 2002, the LAEI's Board of Directors agreed to release those properties from the ERN.

At its current location, the Oasis Clinic serves approximately 1,700 patients each month. The facility is overcrowded and is not large enough to meet current and future needs. As the HIV/AIDS epidemic continues to increase, the need for quality care and adequate facilities will also continue to increase.

Section 33445 of the Code requires that in order to sell the subject properties to construct a publicly-owned building, the Board of Supervisors must make the following findings: the project will benefit the Project Area; there is no other reasonable means of financing the project; the project will reduce a blighting condition in the Project Area; and the project is consistent with the Project Area Five-Year Implementation Plan.

There are sufficient facts to support the required findings. First, the project will benefit the Project Area and immediate neighborhood by providing needed medical services to HIV/AIDS patients. Second, due to the budgetary challenges faced by DHS, there is no other reasonable means of financing the project other than by the sale of the Commission-owned properties at a subsidized cost that is below market rate. Third, the project will help to reduce blight, as defined under Section 33031(b)(2) of the Code, by

developing two vacant lots in the Project Area. The building currently occupied by the Oasis Clinic will be turned over to the Shields Drug Rehabilitation Program operated by the Martin Luther King Jr. Memorial Hospital. Fourth, the project is consistent with the Project Area Five-Year Implementation Plan, which states that developments near Martin Luther King Jr. Memorial Hospital and Charles Drew University should meet the needs of these institutions and the Willowbrook community.

Sections 33430 and 33431 of the Code allow the Commission, as a redevelopment agency, to sell Commission-owned properties without public bidding after a noticed public hearing. Following Board approval, the Executive Director of the Commission will execute the documents necessary to transfer the property to DHS, with certain covenants and conditions. Specifically, the properties must only be used for a health services related purpose, otherwise ownership will be returned to the Commission. A copy of the proposed Quitclaim Deed is provided as Attachment 2.

This public hearing was noticed in accordance with Section 33431 of the Code which states that a public hearing on the sale of properties located within a redevelopment project area must be noticed for two weeks in a newspaper of general circulation.

County Counsel has reviewed this letter. DHS will also present this matter for approval on the current agenda.

#### **ENVIRONMENTAL DOCUMENTATION:**

An Environmental Assessment (EA) was prepared for the Oasis Clinic project pursuant to the requirements of the National Environmental Policy Act of 1969. Based on the conclusions and findings of the EA, a Finding of No Significant Impact was adopted by the County of Los Angeles on October 15, 2002.

Pursuant to the requirements of the California Environmental Quality Act (CEQA), and consistent with CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Oasis Clinic project. Board of Supervisors adoption of the IS/MND and the Mitigation Monitoring and Reporting Program on November 25, 2003, and filing of a Notice of Determination, along with the Commission's findings as Responsible Agency, meets the requirements of CEQA.

Honorable Board of Supervisors/Commissioners  
November 25, 2003  
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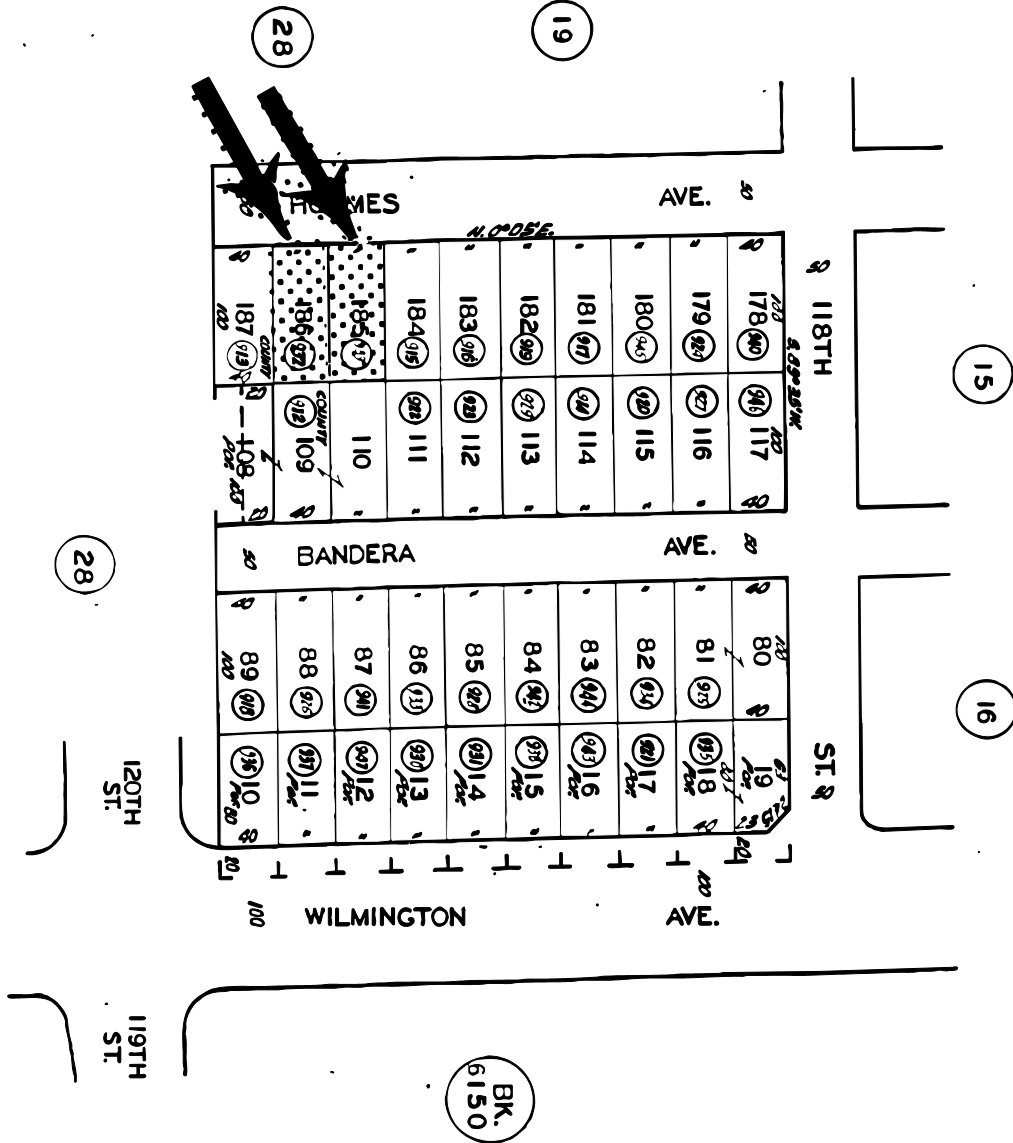
**IMPACT ON CURRENT PROJECTS:**

The findings and approval of the sale of two Commission-owned properties will facilitate the relocation and expansion of the Oasis Clinic.

Respectfully submitted,

CARLOS JACKSON  
Executive Director

Attachments: 2



## ATTACHMENT 2

Recording Requested by:

Community Development Commission  
of the County of Los Angeles

After Recordation, Mail to:

County of Los Angeles  
222 South Hill Street, 3<sup>rd</sup> Floor  
Los Angeles, CA 90012

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This document is exempt from Documentary Transfer Tax pursuant to Section 11922 of the Revenue and Taxation Code.

Assessor Parcels: 6149-017-932 & 6149-017-939

### QUITCLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged,

THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES, a public body, corporate, and politic, of the State of California (herein called "Grantor"), acting to carry out the Redevelopment Plan (herein called "Redevelopment Plan") for the Willowbrook Redevelopment Project, which was approved and adopted by the Board of Supervisors of the County of Los Angeles on September 17, 1977, by Ordinance No. 11,585, as amended, under the Community Redevelopment Law of the State of California, hereby grants to the COUNTY OF LOS ANGELES, a public body, corporate and politic (herein called "Grantee"), the real property (the "Site") legally described in the document attached hereto, labeled Exhibit A, and incorporated herein by this reference.

1. The Site is conveyed subject to the Redevelopment Plan and pursuant to an Acquisition Agreement (the "Acquisition Agreement") entered into by and between Grantor and Grantee.
2. The Grantee covenants and agrees for itself, its successors, its assigns, and every successor in interest to the Site or any part thereof, that the Grantee, its successors and assigns, shall maintain the Site and any improvements thereon, shall keep the Site free from any accumulation of debris or waste materials and shall maintain any landscaping in a healthy condition. The foregoing covenant shall run with the land.

3. Prior to the issuance of a Certificate of Completion for the health services facility constructed on the Site, the Grantee shall not sell, transfer, convey, or assign, the whole or any part of the Site without the prior approval of the Grantor. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Site.
4. The Grantor shall have the right, at its option, to reenter and take possession of the Site hereby conveyed with all improvements thereon, and revert in the Grantor the estate conveyed to the Grantee, if after conveyance of title the Grantee or any successor in interest shall:
  - a. Fail to proceed with the construction of the improvements for a health services facility for a period of two (2) years after the date of recordation of this Quitclaim Deed; or
  - b. Abandon or substantially suspend construction of the health services facility for a period of six (6) months after written notice of such abandonment or suspension from the Grantor; or
  - c. Transfer, or suffer any involuntary transfer of the Site, or any part the Site, for a period of five (5) years subsequent to the issuance of a Certificate of Completion of construction of the health services facility on the Site and said facility becomes available to the public, or
  - d. Change the use of the Site or any part of the Site from a health services use without the expressed written authorization of the Board of Commissioners of the Grantor for a period of five (5) years subsequent to the issuance of a Certificate of Completion of construction of the health services facility on the Site and said facility becomes available to the public.
5. The Grantee covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, disability, sexual orientation, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Site, nor shall the Grantee itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of the Site.



All deeds, leases, or contracts made relative to the Site, the improvements thereon or any party thereof, shall contain or be subject to substantially the following nondiscrimination clauses:

- a. In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, disability, sexual orientation, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of the land herein conveyed. The foregoing covenants shall run with the land."
- b. In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, disability, sexual orientation, national origin, or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the land herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of the land herein leased."
- c. In contracts: "There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, disability, sexual orientation, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of the land."



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IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_ 2003.

**GRANTOR:**

COMMUNITY DEVELOPMENT COMMISSION  
OF THE COUNTY OF LOS ANGELES

By \_\_\_\_\_  
CARLOS JACKSON, Executive Director

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By \_\_\_\_\_  
Deputy

The provisions of this Quitclaim Deed are hereby approved and accepted.

**GRANTEE:**

COUNTY OF LOS ANGELES

By\_\_\_\_\_

State of California

County of Los Angeles

On \_\_\_\_\_, before me, \_\_\_\_\_, personally

appeared,\_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(SEAL)  
Notary Signature

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>  
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State of California

County of Los Angeles

On \_\_\_\_\_, before me, \_\_\_\_\_, personally  
appeared, \_\_\_\_\_  
personally known to me (or proved to me on the basis of satisfactory evidence) to  
be the person whose name is subscribed to the within instrument and  
acknowledged to me that he/she executed the same in his/her authorized  
capacity, and that by his/her signature on the instrument the person, or the entity  
upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(SEAL)  
Notary Signature

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 185 OF THE SOUTH GATE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OF MINERALS FROM SAID LANDS BUT WITHOUT, HOWEVER, THE RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY ADMINISTRATOR OF VETERANS' AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA IN THE DEED RECORDED APRIL 7, 1988 AS INSTRUMENT NO. 88-470325, OF OFFICIAL RECORDS.

**PARCEL 2:**

LOT 186 OF THE SOUTH GATE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF OF ALL OIL RIGHTS AS RESERVED IN THE DEED FROM WILLIAM N. JOSSELYN, ET UX., RECORDED MAY 24, 1923 IN BOOK 2327 PAGE 157, OFFICIAL RECORD